



August 15, 2016

Mike Reid, Applicant
Rio-Vista Investments, LLC
P.O. Box 1282
Bellevue, WA 98009

RE: **Notice of Decision** for Rio-Vista Preliminary Plat (SU15-001)

Dear Mr. Reid:

On August 12, 2016, the City's Hearing Examiner (John E. Galt) issued a final decision (subject to right of reconsideration and right of appeal) regarding the above referenced application. Attached is the Hearing Examiner's decision. The hearing exhibits are available online at www.duvallwa.gov/352/Planning-Projects, under Rio Vista.

The City considered environmental impacts under the State Environmental Policy Act (SEPA) and issued a Mitigated Determination of Non-Significance (MDNS) on June 30, 2016.

Notice of Right of Reconsideration: Any party may file a motion for reconsideration of the Hearing Examiner's decision. Such motion must be filed within ten (10) days of the date the decision is mailed to the parties (see DMC 2.30.240 for criteria).

Notice of Right of Appeal: The Hearing Examiner's decision may be appealed by a party of record with standing to file a land use petition in King County Court. Such petition must be filed within twenty-one (21) days of issuance of the decision, as provided in Chapter 36.70C RCW.

If you have any further questions please contact me at 425-788-2779 or email me at troy.davis@duvallwa.gov.

Sincerely,

Troy Davis, Senior Planner

Cc: Mayor and City Council
Planning Commission
City Department Heads
City Attorney
Applicant Attorney
Parties of Record
File